

£500,000  
Asking Price

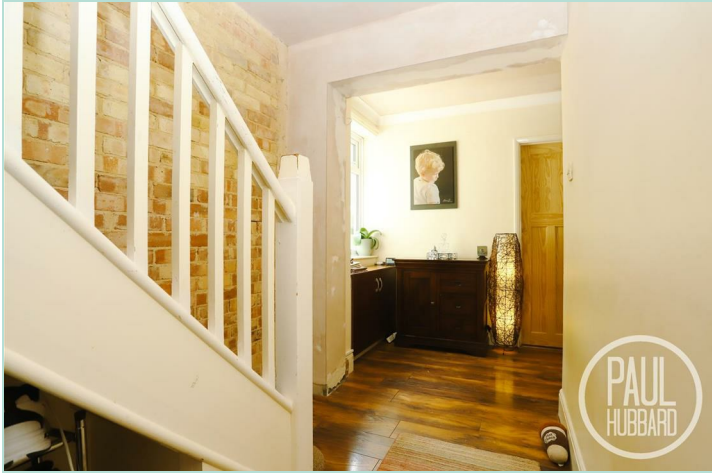


## Station Road

Corton, NR32 5HF

- Substantial family home in the heart of Corton
- Four separate bedrooms
- 3 reception rooms
- Modern kitchen with adjoining utility
- Spacious first floor family bathroom
- Generous mature rear garden
- Workshop and excellent potential to modernise
- Large driveway with off-road parking
- Great transport links nearby
- Close to local walking trails, the beach & amenities





### Location

Superbly located just north of Lowestoft along the Suffolk coast, Corton boasts spectacular sunrise views and fantastic links to a number of quintessential English towns and attractions. Just 3 miles from the seaside town of Lowestoft - home to award winning sandy beaches, Victorian seafront gardens, the Royal Plain Fountains, two piers and much more. There are a number of schools in the area to suit all ages, a range of amenities including a post office, bus station and train station, both of which run regular services to Norwich.

### Entrance Hall

Entrance door to the front aspect, UPVC double glazed window to the rear, laminate flooring, a radiator, consumer unit, stairs leading to the first floor landing and doors opening to the sitting room, dining room, reception room and kitchen.



### Sitting Room

6.07 max into bay x 4.28

UPVC double glazed bay window to the front aspect, carpet flooring, x2 radiators and UPVC double glazed windows and French doors opening to the rear garden.

### Dining Room

4.00 max into bay x 3.65

UPVC double glazed bay window to the front aspect, double glazed window to the side, laminate flooring, and a radiator.



### Reception Room

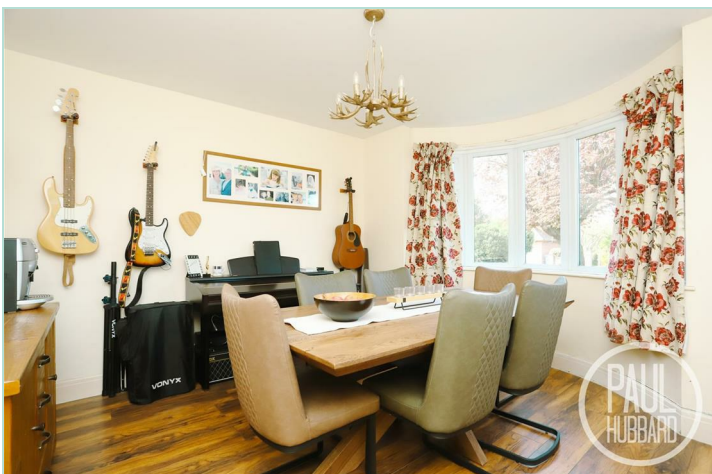
4.52 x 3.66

UPVC double glazed window to the front aspect, laminate flooring, a radiator, wood burner and French doors opening to the rear garden.

### Kitchen

3.63 x 3.25

x2 UPVC double glazed windows to the side aspect, laminate flooring, part tiled walls, units above and below, work surfaces, stainless steel sink with drainer, under unit lighting, space for an oven, a radiator and a door opening to the utility room.



### Utility Room

3.63 max x 2.39 max

x2 UPVC double glazed windows to the rear aspect, concrete flooring, unit with sink, spaces for a fridge/freezer, washing machine, gas boiler, water pressure machine and doors opening to the WC and rear garden.



### WC

1.09 x 0.93

UPVC double glazed obscure window to the rear aspect, concrete flooring and a WC.

### Stairs leading to the First Floor Landing

Carpet flooring, loft hatch, storage cupboard housing the water tank, a radiator and doors opening to the bathroom & bedrooms 1-4.

### Bedroom 1

5.17 max x 3.96 max into bay

UPVC double glazed bay window to the front aspect, UPVC double glazed window to the side, laminate flooring, a radiator and built in wardrobes.

### Bedroom 2

4.57 x 3.72

UPVC double glazed bay window to the front aspect, double glazed window to the side, laminate flooring, and x2 radiators.

### Bedroom 3

3.99 max into bay x 3.64

x2 UPVC double glazed windows to the front aspect, double glazed window to the rear, laminate flooring, and a radiator.

### Bedroom 4

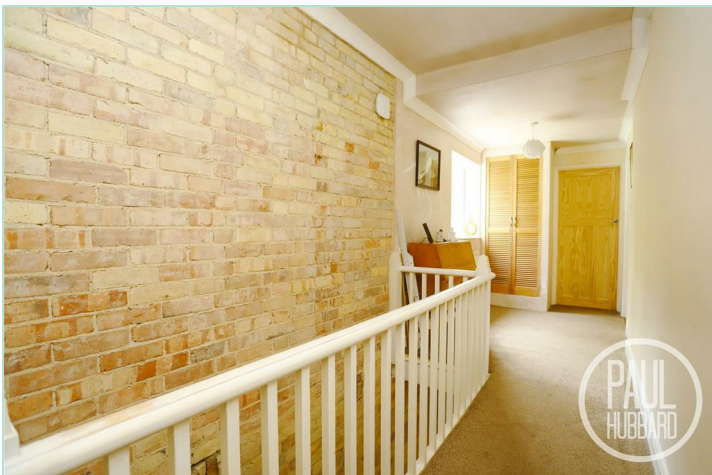
3.65 x 3.29

UPVC double glazed windows to the side and rear aspects, laminate flooring, a radiator and a storage cupboard.

### Bathroom

3.72 x 1.79

UPVC double glazed obscure window to the rear aspect, vinyl flooring, part tiled walls, vanity unit with x2 inset sinks and a toilet, bath with overhead shower and a heated towel rail.







### Outside

To the front, the property benefits from gated access with a fully fenced surround, providing both privacy and security. There is a stone area alongside a neatly laid lawn, complemented by a range of plants, trees and shrubs. A spacious driveway offers off-road parking for multiple vehicles, and there is gated access to the rear. A pathway leads to the main entrance door, with outdoor lighting enhancing both visibility and ambience.

To the rear, the property boasts a stunning and private garden, thoughtfully designed for both relaxation and entertaining. A spacious patio area provides the perfect setting for outdoor dining, complemented by a fully equipped outdoor kitchen and impressive brick-built oven. The garden is mainly laid to lawn with a driveway, and is beautifully enhanced by a variety of mature plants, trees, and shrubs, along with a charming feature pond.

There is an excellent range of outbuildings, including a large workshop with lighting and power, an additional outside workshop/office complete with heating and air conditioning, a substantial shed, summer house, and greenhouse. A dedicated vegetable garden further adds to the appeal.

Additional benefits include an outdoor tap and external electrics with lighting throughout. A fenced section leads onto a further garden area with gated access, and a gate to the rear opens directly onto Corton Playing Field.

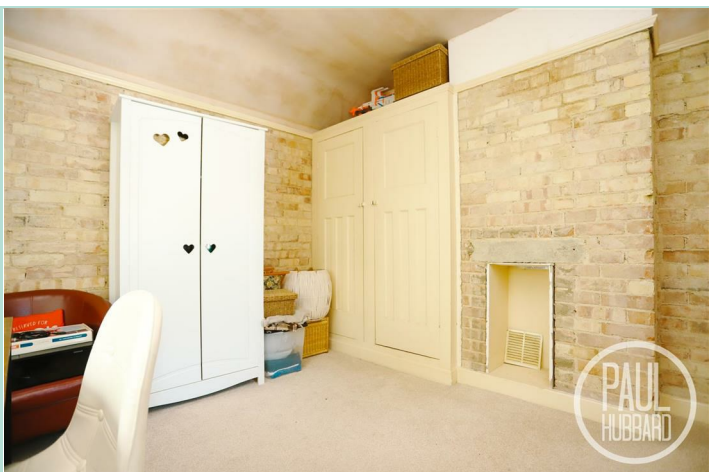


### Agent note

Some of the trees within the garden are subject to preservation orders. Please contact the agent for further information.

### Financial services


If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.







Tenure: Freehold  
 Council Tax Band: D  
 EPC Rating: TBC  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
 901 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
 842 sq.ft. (78.3 sq.m.) approx.



STATION ROAD, CORTON, LOWESTOFT

TOTAL FLOOR AREA: 1793 sq.ft. (166.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MyPlan 12/2019

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements